

**CITY OF GERALDTON - GREENOUGH**  
**TOWN PLANNING SCHEME No 3**  
**AMENDMENT No 60**

**REZONING LOT 381 FIFTH STREET, WONTHELLA**  
**FROM RESIDENTIAL R12.5/40/50 TO LOCAL CENTRE**



## **1. Introduction**

### **1.1 Location**

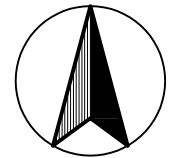
The subject land (Lot 381 Fifth Street, Wonthella) is located to the west of Howard Street, Wonthella. It is approximately 2.7 km from the Geraldton CBD and is directly adjoining the 5<sup>th</sup> Street IGA supermarket carpark.

### **1.2 Site**

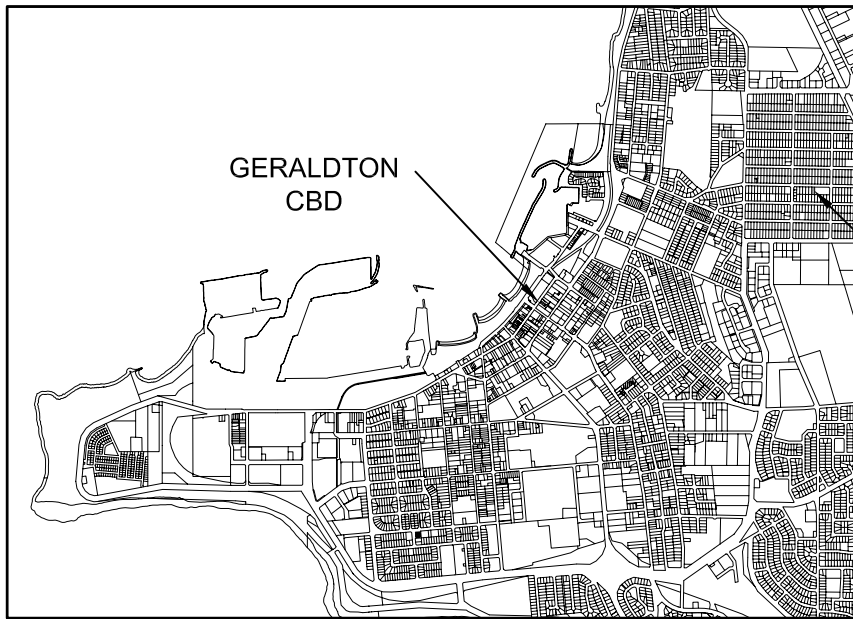
The subject lot covers an area of 1012m<sup>2</sup> and is generally flat, vacant and ready for development. The subject land is fenced and retained from the surrounding uses and it is a vacant lot which is currently being used as an alternative unsealed carpark for the abutting supermarket (please refer to Appendix I).

### **1.3 Surrounding Uses**

This site is currently surrounded by residential land with the residential design code of R12.5/40/50 on the North, West and South boundaries. The East boundary abuts Local Centre zoned land for the provision of a supermarket and variety stores.



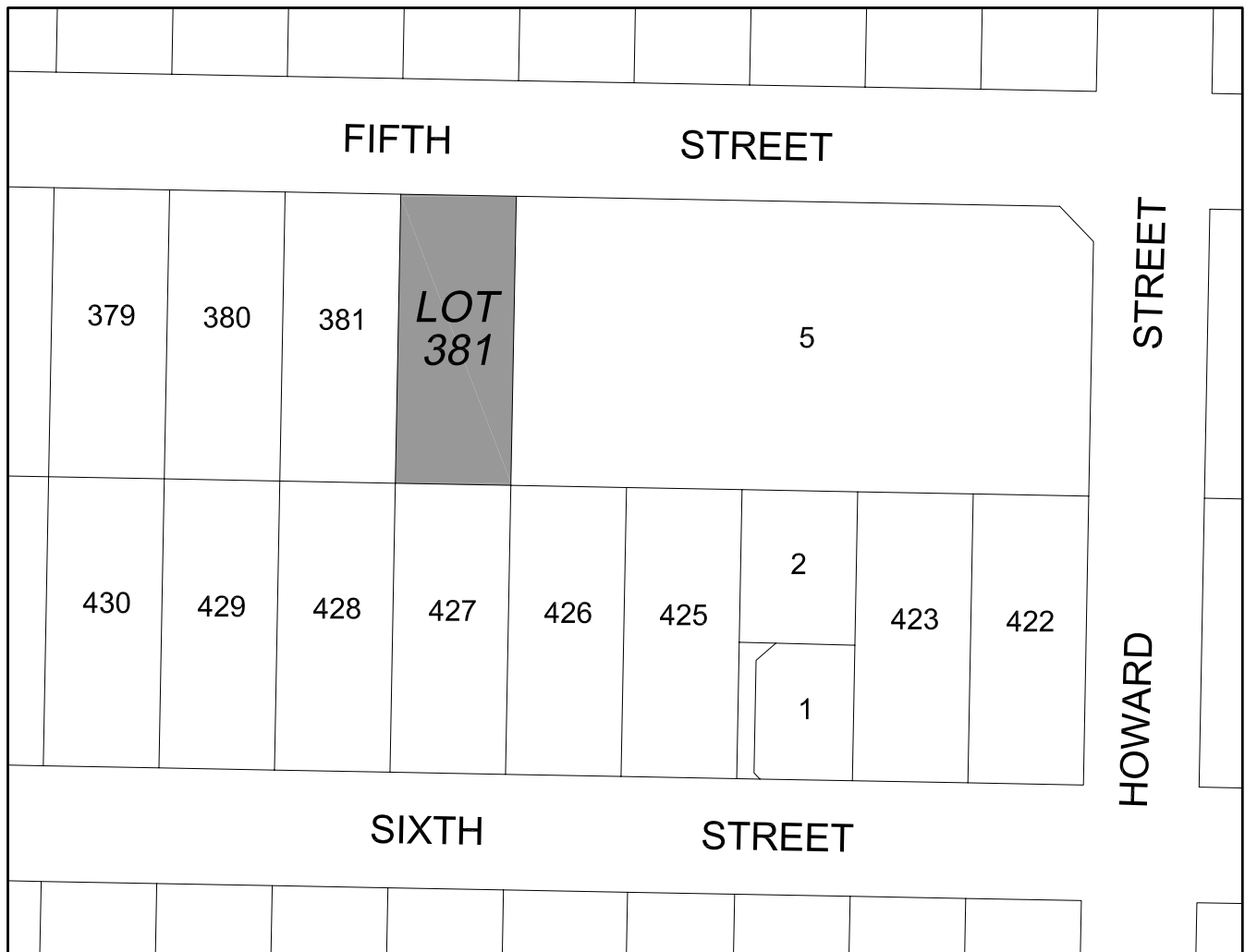
PRELIMINARY PLAN  
SUBJECT TO SURVEY



GERALDTON  
CBD

SUBJECT LAND  
Approx. 2.7km to CBD

KEY PLAN



DES:	
DWN:	
SL	16/03/11
CHK:	
APP:	

AREA FILE :	1211
CONT. INT'VAL :	
V DATUM :	AHD
H DATUM :	GCG94
FIELD Bk :	

**HTD**  
SURVEYORS & PLANNERS  
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ISO 9001  
FS 520743

CLIENT:	JOHN RIGTER
LOT 381 on P 1487 <b>LOCATION PLAN</b>	
FIFTH STREET, WONHELLA - CITY OF GERALDTON-GREENOUGH	
NOT TO SCALE	Drawing No: 05311MS1-1-0

## 2. Planning Context

### 2.1 State Planning Strategy

The State Planning Strategy's vision for the future planning of Western Australia is

*The State Planning Strategy will significantly contribute to the quality of life of all Western Australians in the years to 2029, by using the land use planning system to facilitate and contribute to regional wealth; the conservation and enhancement of the environment ; and the building of dynamic and safe communities which nurture human activity. (1997)*

The strategy has been designed to, among other things, plan for a growing population in urban settlements which are more responsive to community needs.

### 2.2 State Planning Policy No. 3: Urban Growth and Settlement

This policy sets out the principles and considerations which apply to planning for urban growth and settlement in Western Australia. It is a broad policy that is to be implemented by more detailed policies.

The aim of the policy is to facilitate sustainable growth of urban areas by setting out requirements for sustainable settlements and communities. The objectives of this policy are:

- To promote a sustainable and well planned pattern of settlement across the State, with sufficient and suitable land to provide for a wide variety of housing, employment, recreation facilities and open space.
- To build on existing communities with established local and regional economies, concentrate investment in the improvement of services and infrastructure and enhance the quality of life in those communities.
- To manage the growth and development of urban areas in response to the social and economic needs of the community and in recognition of relevant climatic, environmental, heritage and community values and constraints.
- To promote the development of a sustainable and liveable neighbourhood for which reduces energy, water and travel demand while ensuring safe and convenient access to employment and services by all modes, provides choice and affordability of housing and creates an identifiable sense of place for each community.
- To coordinate new development with the efficient, economic and timely provision of infrastructure and services.

This proposal coincides with the objectives of this proposal as it proposes to incorporate new development with existing infrastructure and services as well as helping to support

the growth and development of urban areas. This proposal also helps to provide safe and covenant access to services and employment.

### **2.3 Interim Commercial Activity Centres Strategy (draft)**

The purpose of this strategy is to provide a framework for the location and development of shopping and activity centres in the City of Geraldton Greenough regions.

The objective of this strategy in relation to this proposal is to:

Promote neighbourhood centres, local centres and corner shops as performing a vital role in providing the day-to-day convenience shopping for the neighbourhood as well as an important focus for neighbourhood services and community facilities.

This proposal will comply with this proposal as it promotes its local neighbourhood centre as well as providing the community with safe day-to-day convenience shopping facilities.

### **2.4 City of Geraldton – Greenough Town Planning Scheme No. 3 (Geraldton)**

The City of Geraldton – Greenough Town Planning Scheme No. 3 (Geraldton) controls and regulates the development and use of land in this location.

Currently under the City of Geraldton – Greenough Town Planning Scheme No.3 (Geraldton), Lot 381 is zoned Residential R12.5/40/50, however this proposal is to rezone the subject lot from Residential R12.5/40/50 to Local Centre. The Town Planning Scheme identifies the Local Centre objective as:

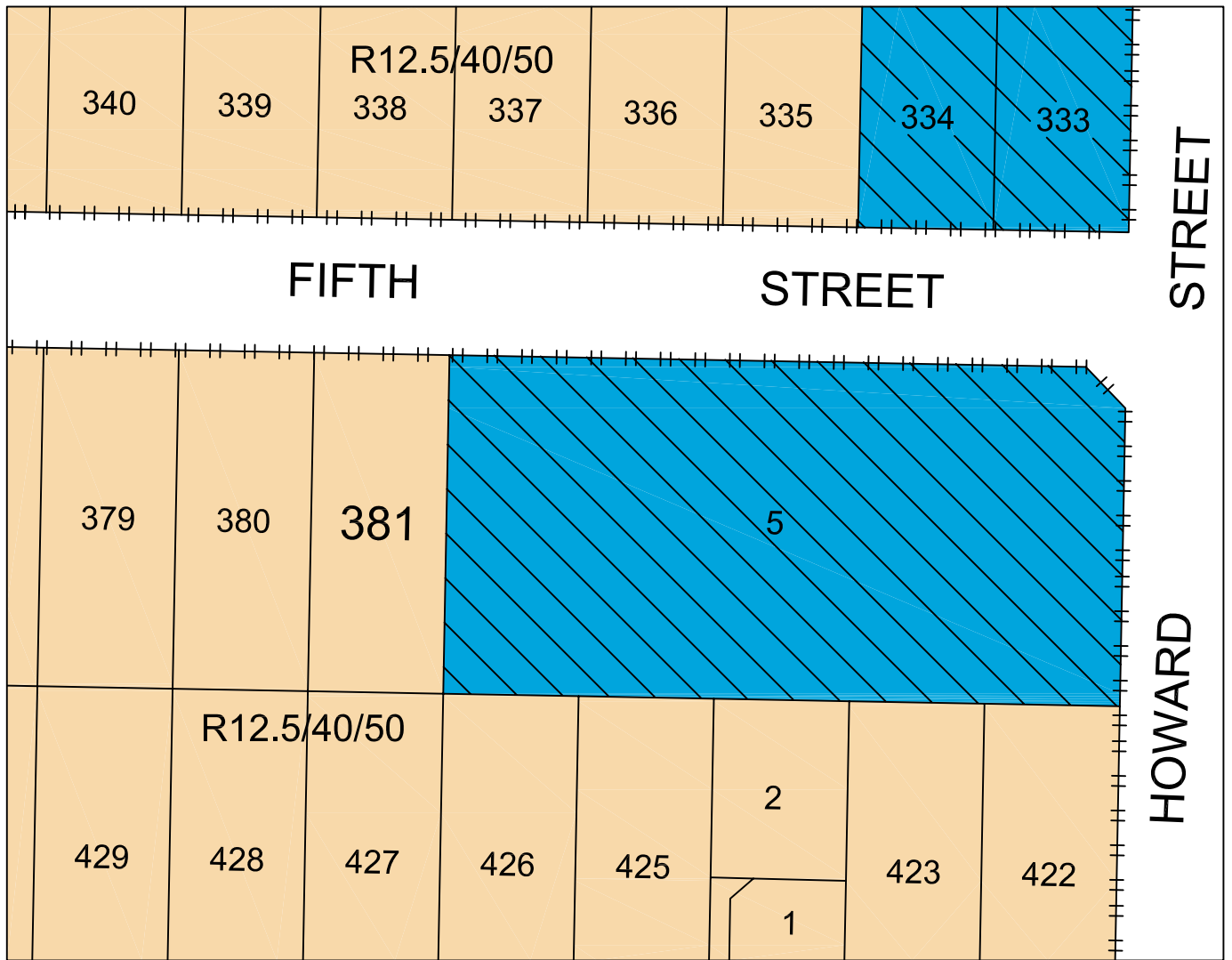
*To ensure the provision of facilities for shopping and community activities at locations convenient for use by residents of the City's residential districts. (2009)*

This proposal is consistent with this objective, as the site is abutting an existing Local Centre area, and as such the development also provides more convenient car parking facilities for residents.

### **3. Proposal**

This scheme amendment proposed to rezone Lot 381 Fifth Street, Wonthella from Residential 12.5/40/50 to Local Centre.

The site is currently being used as unsealed car parking facilities and with this application finalised will be developed as such with initially amalgamating this location with the abutting Local Centre (please refer to Appendix II).



**ZONES**

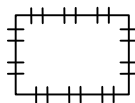


RESIDENTIAL

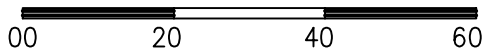


LOCAL CENTRE

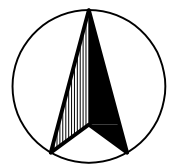
**OTHER**



R CODES



ALL DISTANCES ARE IN METRES



SURV:	AREA FILE : 1211	<p><b>HTD</b> SURVEYORS &amp; PLANNERS HILLE, THOMPSON &amp; DELFOS PO Box 820, GERALDTON WA 6531 PHONE: (08) 9921 3111 FAX: (08) 9921 8072</p>	CLIENT:	JOHN RIGTER
DWN: SL	CONT. INT'VAL : N/A		LOT 381 on P 1487	<b>EXISTING ZONING MAP</b> FIFTH STREET, WONHELLA - CITY OF GERALDTON-GREENOUGH
CHK:	V DATUM : AHD		SCALE 1 : 1,000(A4)	
APP:	H DATUM : GCG94			
	FIELD Bk :			

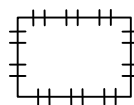


ZONES

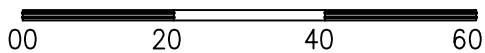


LOCAL CENTRE

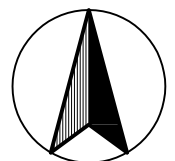
OTHER



R CODES



ALL DISTANCES ARE IN METRES



SURV:	AREA FILE : 1211	<p><b>HTD</b> SURVEYORS &amp; PLANNERS HILLE, THOMPSON &amp; DELFOS PO Box 820, GERALDTON WA 6531 PHONE: (08) 9921 3111 FAX: (08) 9921 8072</p>	CLIENT:	JOHN RIGTER
DWN: SL	CONT. INT'VAL : N/A		LOT 381 on P 1487	<p><b>PROPOSED ZONING MAP</b></p>
CHK:	V DATUM : AHD		FIFTH STREET, WONHELLA - CITY OF GERALDTON-GREENOUGH	
APP:	H DATUM : GCG94		SCALE 1 : 1,000(A4)	Drawing No: 05311ZS1-2-0
	FIELD Bk :			



## **4. Justification**

### **4.1 State Planning Context**

The relevant State Planning Policies that affect the proposal are the State Planning Strategy and the State Planning Policy 3: urban Growth and Settlement. These policies have numerous objectives and policies which are intended to guide and assist in the planning and development of land in the State.

This proposal is consistent with these policies as it is proposed within a residential area as well as abutting a local centre, with existing infrastructure and services. This proposal, proposes to provide safer facilities that improves the nature of its surrounding amenities, as well as promoting economical and social services.

### **4.2 Local Planning Context**

The Local Planning frameworks that are in conjunction with this proposal are the Interim Commercial Activity Strategy (Draft) and the City of Geraldton - Greenough Town Planning Scheme No. 3 (Geraldton). This proposal is compliant with these frameworks as it proposes to promote its local neighbourhood centre as well as providing the community with safe day-to-day convenient shopping facilities.

### **4.3 Surrounding Land Use Compatibility**

The site abuts an existing Local Centre to the east and residential areas surround the rest.

As this proposal also fronts a popular street the development also proposes to landscape the area which will enhance the amenity of the surrounding area. The development of this site is to be car park therefore as there will be no conflicts arising.

## 5. Conclusion

The proposal to rezone Lot 381 Fifth Street, Wonthella from Residential R12.5/40/50 to Local Centre will allow this site to nurture growth for the community through economical and social means as well as supporting the neighbourhood centre.

This scheme amendment will provide for the extension of the Local Centre zone with the end result being a better designed, more coordinated Supermarket site that is economically viable, visually attractive and able to maintain its position as catering for the convenience needs of its neighbourhood catchment area.

The proposed rezoning from Residential to Local Centre will also enable subsequent amalgamation of Lot 381 into the greater shopping centre lot, to ensure correlation between the land use, land zoning and layout.

## References

City of Geraldton - Greenough (2009) Town Planning Scheme No. 3 (Geraldton), Retrieved 14 April 2011 from:  
<http://www.planning.wa.gov.au/The+planning+system/Region+schemes/Local+planning+schemes/487.aspx>

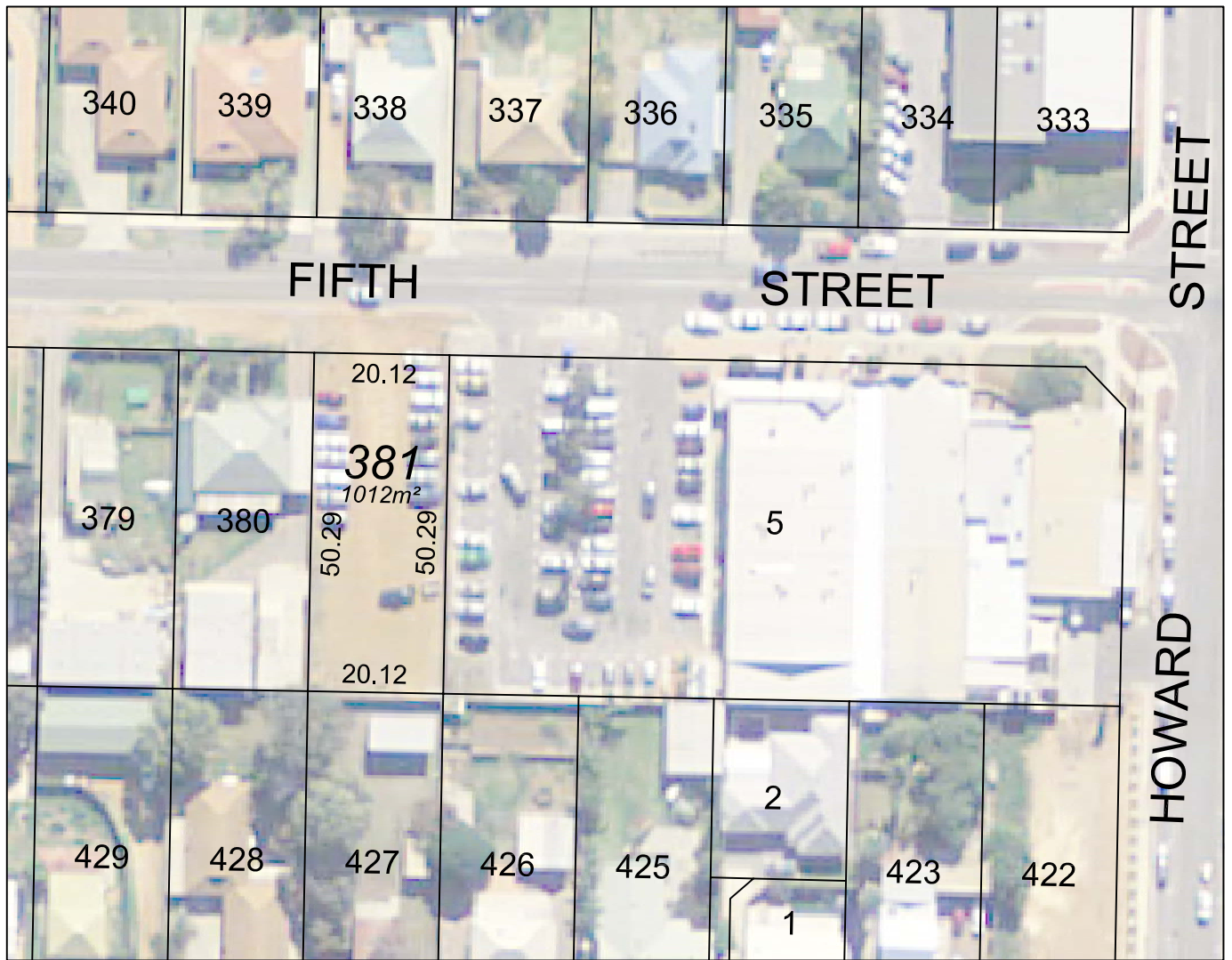
City of Geraldton – Greenough (2010) Interim Commercial Activity Strategy (Draft), Retrieved 14 April 2011 from:  
[http://www.cgg.wa.gov.au/sites/default/files/Interim%20Commercial%20Activity%20Centres%20Strategy%20\(draft%20Oct%202010\).pdf](http://www.cgg.wa.gov.au/sites/default/files/Interim%20Commercial%20Activity%20Centres%20Strategy%20(draft%20Oct%202010).pdf)

Western Australian Planning Commission (2006) State Planning Policy 3: Urban Growth and Settlement, Retrieved 14 April 2011 from:  
<http://www.planning.wa.gov.au/Plans+and+policies/Publications/367.aspx>

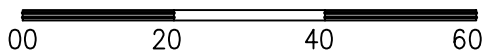
Western Australian Planning Commission (1997) State Planning Strategy, Retrieved 14 April 2011 from: <http://www.planning.wa.gov.au/Plans+and+policies/Publications/52.aspx>

# **Appendix I**

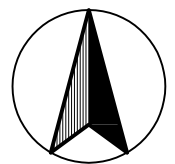
## Site Plan



NOTE: DIMENSIONS AND AREA TO BE CONFIRMED BY SURVEY.



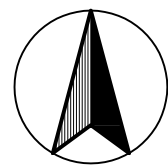
ALL DISTANCES ARE IN METRES



SURV:	AREA FILE : 1211	 <b>HILLE, THOMPSON &amp; DELFOS</b> PO Box 820, GERALDTON WA 6531 PHONE: (08) 9921 3111 FAX: (08) 9921 8072	CLIENT:	JOHN RIGTER	
DWN:	CONT. INT'VAL : N/A			<b>LOT 381 on P 1487</b> <b>GENERAL SITE PLAN</b>	
SL	V DATUM : AHD			FIFTH STREET, WONHELLA - CITY OF GERALDTON-GREENOUGH	
CHK:	H DATUM : GCG94			SCALE 1 : 1,000(A4) Drawing No:05311MS2-1-0	
APP:	FIELD Bk :				

## **Appendix II**

### Proposed Car Layout



# FIFTH STREET

BORDER SHRUBS

380

381

PROPOSED CARPARK

EXISTING CARPARK

5

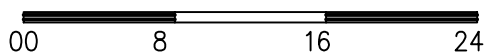
EXISTING BUILDING

427

426

425

2



ALL DISTANCES ARE IN METRES

SURV:	
DWN:	SL 13/04/11
CHK:	
APP:	

AREA FILE : 1211  
 CONT. INT'VAL :  
 V DATUM : AHD  
 H DATUM : GCG94  
 FIELD Bk :

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CLIENT:	JOHN RIGTER
LOT 381 on P 1487	
<b>PROPOSED CAR PARK LAYOUT</b>	
FIFTH STREET, WONHELLA - CITY OF GERALDTON - GREENOUGH	
SCALE 1 : 400 (A4)	Drawing No: 05311MS3-1-0